

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, August 3, 2022
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. **Approval of Minutes**
 - 1. **June 1, 2022**
- F. **Subdivision and Land Development Applications**
 - 1. **Applebrook Golf Club**
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. **Old Business**
 - 1. **Paoli Pike Trail (Alternate Route Alignment)**
- J. New Business
- K. Liaison Reports
- L. Correspondence
- M. Announcements

Bold Items indicate new information to review or discuss.

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 1, 2022

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday June 1, 2022 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present was:

Mark Gordon, Zoning Officer

Derek Davis, Township Manager

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

FORMAL MEETING – 7 p.m.

1. Ernest called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our troops and first responders.
2. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the May 4, 2022 meeting were approved.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

Malvern Institute – Rick Straton, Engineer for Applicant, and Brian Nagle, Esq. were present.

Ernest reviewed the letters from the engineers. Mark Gordon mentioned that they are here for Land Development and will have to come back for a final. They are waiting for the Fire Marshall's review. Mark feels the Fire Marshall may require a remote connection.

Brian Nagle commented that they have some open items to review. He reviewed the rest of the process. Rick Straton reviewed the letter from Pennoni. Most of the items were addressed but there are a few outstanding as follows:

Page 2 #3 – Video cameras. They will do this.

Page 4 #11 – Proposed fencing. They will add maintenance notes on the plan which will include an annual walk and cleaning if needed.

Page 4 #12 – They will provide fence samples.

Page 6 #24 – Deed draft

Page 6 #25 – Complaints by neighbors. Brian sent it to the East Goshen staff and attorney.

Page 6 #27 – AWOL patient. Brian contacted the police and set up a protocol with them. Dan and Mark feel the protocols should be on the plan.

Page 9 #9 – Stormwater Management. They have a design. They have to test the soil to be sure it will consume the water. This will be added to the final plan. John asked about the parking lot. Rick

1 answered that it will be included. Dan asked about the rear runoff that the neighbors complained about.
2 Rick answered that there will be no change for that area. Brian pointed out the new gutters on the new 2nd
3 story.

4 Page 10 #19 – They will include an Operations & Maintenance plan for the SWM.

5 Page 10 #21 – They contacted the Chester Co. Conservation District and confirmed that they
6 don't need an PDES permit.

7 Page 10 # 24 – Retaining walls over 4 ft (near the proposed basketball court). They will submit a
8 design.

9 Page 10 #27 – Types of fencing will be on the revised plan.

10 Page 10 #28& 29 – Additional details of PVC sound fence will be reviewed. Fence will be part
11 of the escrow.

12 Page 10 #33-36 – Landscaping – Types of trees will be on the plan. Mark Gordon suggested they
13 review this with the Conservancy Board. Parking lot islands and access gates will be shown on the plan.

14 Derek asked about a wash out area during construction. They will have that.

15 Dan asked about sidewalks Page 8 #7 – This was discussed, and no additional sidewalks will be needed.
16 Renderings showing the proposed addition were reviewed.

17 **Public Comments:**

18 Amanda Greenberg, 10 Brookmont Dr., Malvern, - They just moved here in February and are most
19 effected by the stormwater runoff. The water runs off the building, down the hill, under the fence and
20 makes a pond in their yard. She asked if they could install a drainage swale which might divert the water
21 to the creek. Dan is recommending that MI do what is needed to take care of the problem, but the owner
22 should look at what they can do on their property.

23 It was her understanding that there would be no patient rooms. Brian showed on the plan that there are no
24 patient rooms on the side facing her property. She asked if they could put frosted glass in the windows.
25 Mark Gordon commented that the PC can't recommend this. Brian commented on the amount of
26 landscaping that will be provided. She doesn't feel there will be anything tall enough. Nate read the
27 types of trees listed on the plan which will be required to be 10 ft. when installed. She asked about the
28 generator. Brian mentioned that a new one will be installed as part of this project.

29 Paige Fenimore, 3 Treemont Dr. – She asked if the historical evaluation was waived. Ernest commented
30 that this can be waived by the BOS and the PC has no objection. It is her understanding that there were
31 no permits for previous renovations so she feels an evaluation should be done. Brian mentioned that only
32 external renos would be under this requirement and all were done with permits.

33 Dan moved that the Planning Commission recommend that the Board of Supervisors grant preliminary
34 land development approval for the Preliminary Land Development application and plan prepared for
35 Malvern Institute by Chester Valley Engineers dated June 28, 2021, last revised April 20, 2022, with the
36 following conditions:

- 37 1. All comments outlined in the Pennoni Associates plan review letter dated May 25, 2022 are
38 addressed and reflective in the Final Plan submission.
- 39 2. The Malvern Institute shall submit and present a revised landscape plan to the Township
40 Conservancy Board for their review and comment, prior to presenting the final plan to the
41 Planning Commission.
- 42 3. The Malvern Institute shall evaluate opportunities to mitigate and/or reduce the storm water
43 discharge from the site to the Southwest corner of the property, including potentially
44 connecting the roof drains from the proposed 2nd story addition to the proposed on lot seepage
45 bed.
- 46 4. The Malvern Institute shall include the written protocols required by conditions 25 and 27 of
47 the ZHB D&O, on the final plan.
- 48 5. The Township Fire Marshall shall review and comment on the preliminary plan and
49 Applicant shall address those comments as part of the final plan submission.

1 6. The Applicant shall provide a plan detail of the Fire Department Connection as part of the
2 Final Plan submission for review and approval by the Township Fire Marshall.
3 Mark Levy seconded the motion. The motion passed unanimously.
4 Derek feels the BOS will see this in July. Brian will give an extension to July 30th.
5
6

7 **NEW BUSINESS**

8 **Paoli Pike Trail (Alternate Route Alignment)** – Derek explained that the BOS wants input from the PC
9 about the proposed alternate route for the Paoli Pike trail. He gave a presentation and discussed the 3
10 options they have for Segment B to go around the Hicks property. He reviewed the cost breakdown of the
11 options. He pointed out that #4 is very expensive because it goes over the wetlands. This will be
12 discussed further at the next meeting.
13
14

15 **ANY OTHER MATTER**

16 Ernest announced that tonight is Mark Gordon's last meeting with the PC. Mark is leaving after 20 years
17 with East Goshen Township. He thanked Mark for his support and service and wished him good luck in
18 his new endeavor.
19
20

21 **ADJOURNMENT**

22 There being no further business, Mark Levy made a motion to adjourn the meeting. Dan seconded the
23 motion. The motion passed unanimously. The meeting was adjourned at 9:00 pm. The next regular
24 meeting will be held on Wednesday, July 6, 2022 at 7:00 pm.
25
26

27 Respectfully submitted,
28
29
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31

32

Ruth Kiefer, Recording Secretary
33

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: dbrady@eastgoshen.org

Date: 7-27-2022

To: Planning Commission

From: Duane J. Brady Sr., Zoning Officer

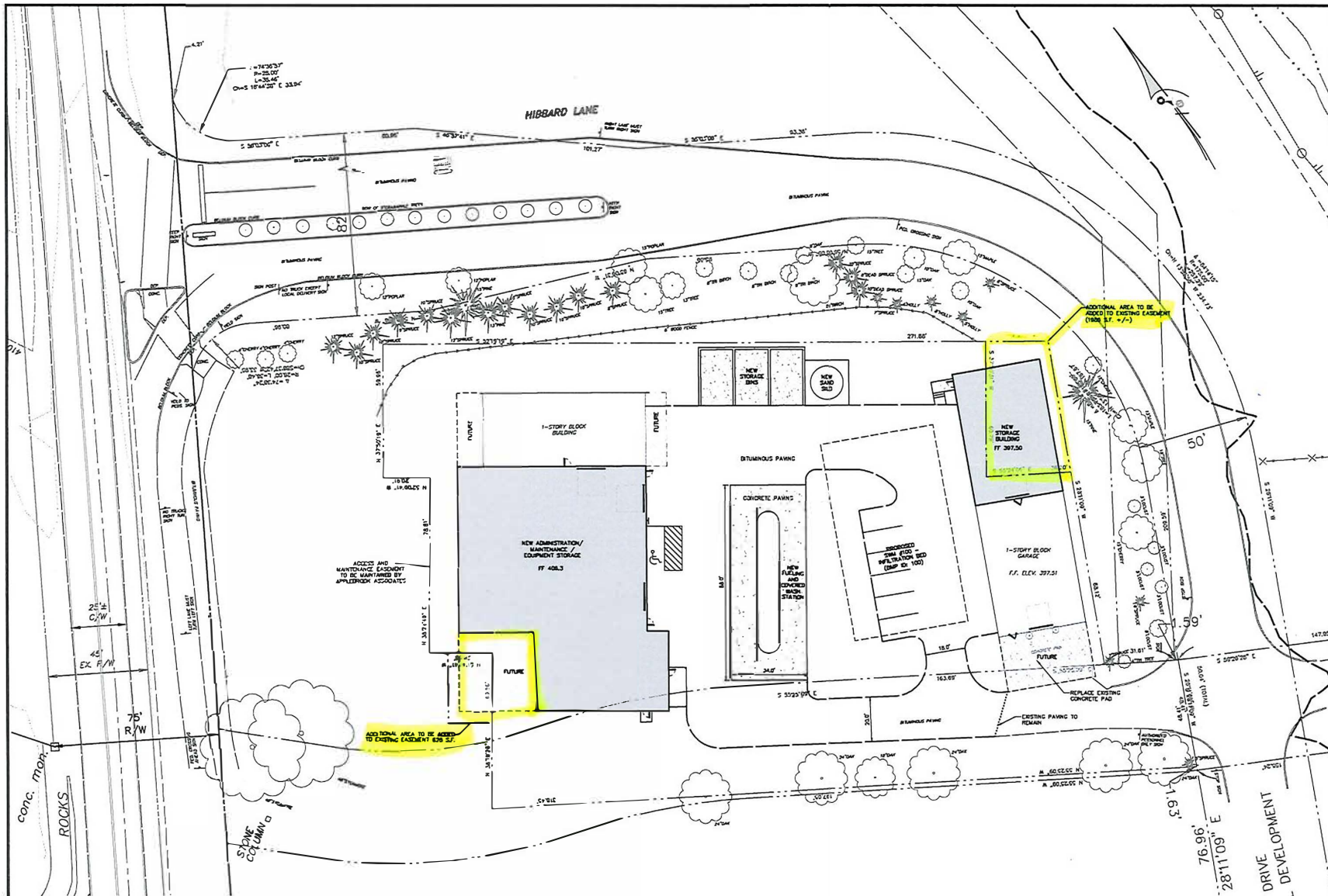
Re: Applebrook LD / Turf Maintenance Area

Dear Commissioners,

The Township staff has received a LD application for 100 Line Road, Applebrook Golf Club for a turf maintenance area addition. The proposal is to replace an existing building for storage and repair of equipment for golf course maintenance. The application has been reviewed for completeness and was accepted by Township Staff on July 27, 2022.

Background Information:

- At this point Applebrook does not own the property they are proposing in the existing building expansion.
- There continues to be some interesting legal issues surrounding this land development due to the initial way the land was conveyed and the fact that these small parcels that Applebrook owns are essentially landlocked by surrounding the Applebrook Park owned by East Goshen. Any expansion here is creating non-conforming issues that will have to be addressed.



LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 1' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING DRAINAGE
- EXISTING STORM INLET AND PIPE
- EXISTING STORM DRAINAGE AND PIPE
- EXISTING SANITARY SEWER
- EXISTING UAS FIRE LINE
- EXISTING UAS WATER LINE
- EXISTING UAS ELECTRIC LINE
- EXISTING UAS TELEPHONE LINE
- EXISTING UAS GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPE 15% - 25%
- EXISTING SLOPE 25% +

PROPOSED FEATURES

- PROPOSED BUILDING ADDITION
- FUTURE BUILDING ADDITION
- PROPOSED PAVEMENT
- PROPOSED CONCRETE PAD/DECKING
- PROPOSED CURB
- NUMBER OF PROPOSED STANDARD PARKING SPACES
- PROPOSED SIGN
- PROPOSED 1' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW IN/OUT

PRELIMINARY/FINAL SITE PLAN

DATE	BY	CHECKED	DATE
07/26/2023	AKB	AKB	08/01/2023

LAND DEVELOPMENT PLANS FOR
APPLEBROOK GOLF CLUB TURF MAINTENANCE AREA
 EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley 20558-0015

4500 W. MARKET RD. #100 WILKES BARRE, PA 18702
 610-841-1212 FAX 610-841-1213
 WWW.CHESTERVALLEYPA.COM

SCALE: 1" = 20' DATE: 07/26/2023 DRAWN BY: AKB CHECKED BY: AKB DATE: 08/01/2023

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
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APPENDIX A: LEGAL DESCRIPTION

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APPENDIX B: LEGAL DESCRIPTION

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FILED: 08/01/2023 10:00 AM BY: AKB



MEMO

Date: July 27, 2022
From: Derek Davis, Township Manager
To: Planning Commission
Re: Paoli Pike Alternate Trail – Segment B

Dear Commission Members,

At their May 3rd board meeting, the board decided that they would like various ABCs to review the very preliminary options laid out by Pennoni for a possible Paoli Pike Alternate Route for Segment B.

The Planning Commission gave some initial feedback at their June 1st meeting and we decided to come back to another meeting to wrap up the discussion. The discussion is before you again tonight.

Attached are exactly the items that were in the June packet. It is the latest conceptual plans from Pennoni that reflect those conversations they've had as a board thus far. Again, this is very early on in the process so the board would like any and all comments so that they can all be taken under consideration.

As I said in the previous memo in June, some bullet points on the overall thoughts of the commission would be helpful. If we can get the main feedback summarized in bullet point format, I can handle writing a memo to the board summarizing the overall thoughts from the PC.

Thank you.

April 26, 2022

EGOST00022

Derek Davis, Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RE: Paoli Pike Trail Segment B - Alternate Routes

Dear Derek:

Over the preceding months we have at your request explored alternative routes for connecting the remaining gap (Segment B) of the Paoli Pike Trail. After considering alternatives, the Township's preference was to more closely investigate "Option C" for the trail corridor to be located through Goshen Corporate Park. In February 2021 we presented potential alignments related to Option C. After consideration, the Township narrowed the possibilities and has asked us to investigate the remaining choices more closely. Accordingly, please see attached diagrams and further analysis of this option.

Trail Alignment Options

As shown on Diagram 1, remaining options being considered are as follows (each option begins at the intersection of Reservoir Road and Paoli Pike, and ends at the terminus of Goshen Parkway):

- Option C1 follows Paoli Pike, cuts generally through parking lots of the corporate center, then along the rear of the Hicks Property south of Linden Drive.

Advantages: Reduces the cost of construction by utilizing an existing paved surface to substantially reduce the length of boardwalk necessary. Also, engineering design has already been prepared for the portion of this route along Paoli Pike.

Disadvantages: Trail shares vehicular drive lanes within the QVC parking lot. While this can be designed safely with the use of pavement markings and signage, it is less desirable than a separate pathway solely dedicated to ped/bike use. This will also require coordination with and permission from the property owner and/or tenant.

- Option C2 follows Paoli Pike, travels alongside the existing stream on the Hicks property, then along the rear of the Hicks Property south of Linden Drive.

Advantages: No shared space with vehicular traffic. Right-of-way along Paoli Pike section has already been obtained.

Disadvantages: Significantly more costly due to the increased length of boardwalk necessary.

- Option C3 is located through the Corporate Park, in landscaped spaces alongside Reservoir Drive and Enterprise Drive, then cuts generally through parking lots and along the rear of the Hicks Property south of Linden Drive.

Advantages: Ample room for off-road segment within the landscaped space to the side of Enterprise Drive. Avoids the low-lying wet area in the SE corner of the park.

Disadvantages: Trail strays sooner from Paoli Pike, which may be the more desirable route for trail users.

As shown on Diagram 2, Options C1 and C2 encounter areas within the 100-yr floodplain of the East Branch of Chester Creek, and likely contains regulated wetlands. A boardwalk-type structure will be needed to traverse the wetlands and flood-prone areas, and a stream crossing will be necessary. Easements will be required along the western edge of the Corporate Park, and along the back edge of the Hicks property and neighboring property that borders Goshen Parkway.

Diagram 3 shows that individual segments (numbered 1 through 5) can be combined to create a desired route. For instance:

- Segments 1 and 2 can be combined to create an independent loop within the southeast quadrant of the corporate park (also shown on Sheet 1 as "Enterprise Loop").
- A complete trail route can be created by combining either segment 1 or 2 with either segment 3 or 4, along with segment 5.

Potential costs

A rough order-of-magnitude estimate for cost of design and construction is shown in the attached table. Costs are associated with the individual trail segments 1 through 5 shown on Diagram 3.

- The least expensive complete route is a combination of segments 1, 3, and 5, approximately \$1.5 million.
- The most expensive complete route is a combination of segments 2, 4, and 5, approximately \$4.3 million.

Next Steps

- Outreach to property owners along the selected route, to obtain necessary easements.
- Identification of potential grant opportunities to fund design and construction.
- Topographic survey for selected route.
- Wetland delineation along relevant portions of the selected route.

If you need further assistance, please feel free to contact me.

Sincerely,

PENNONI



Nathan Cline, PE
Township Engineer

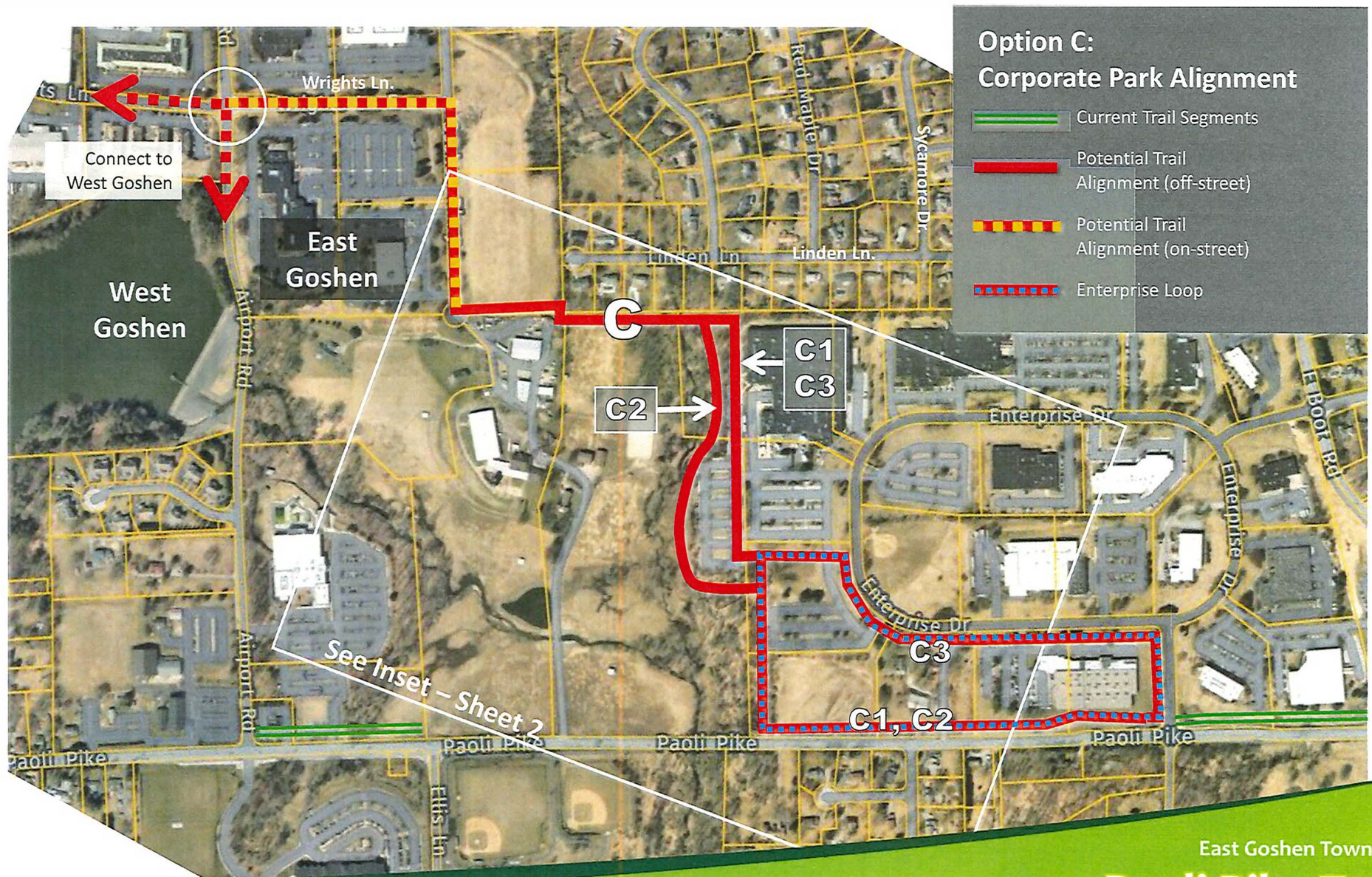
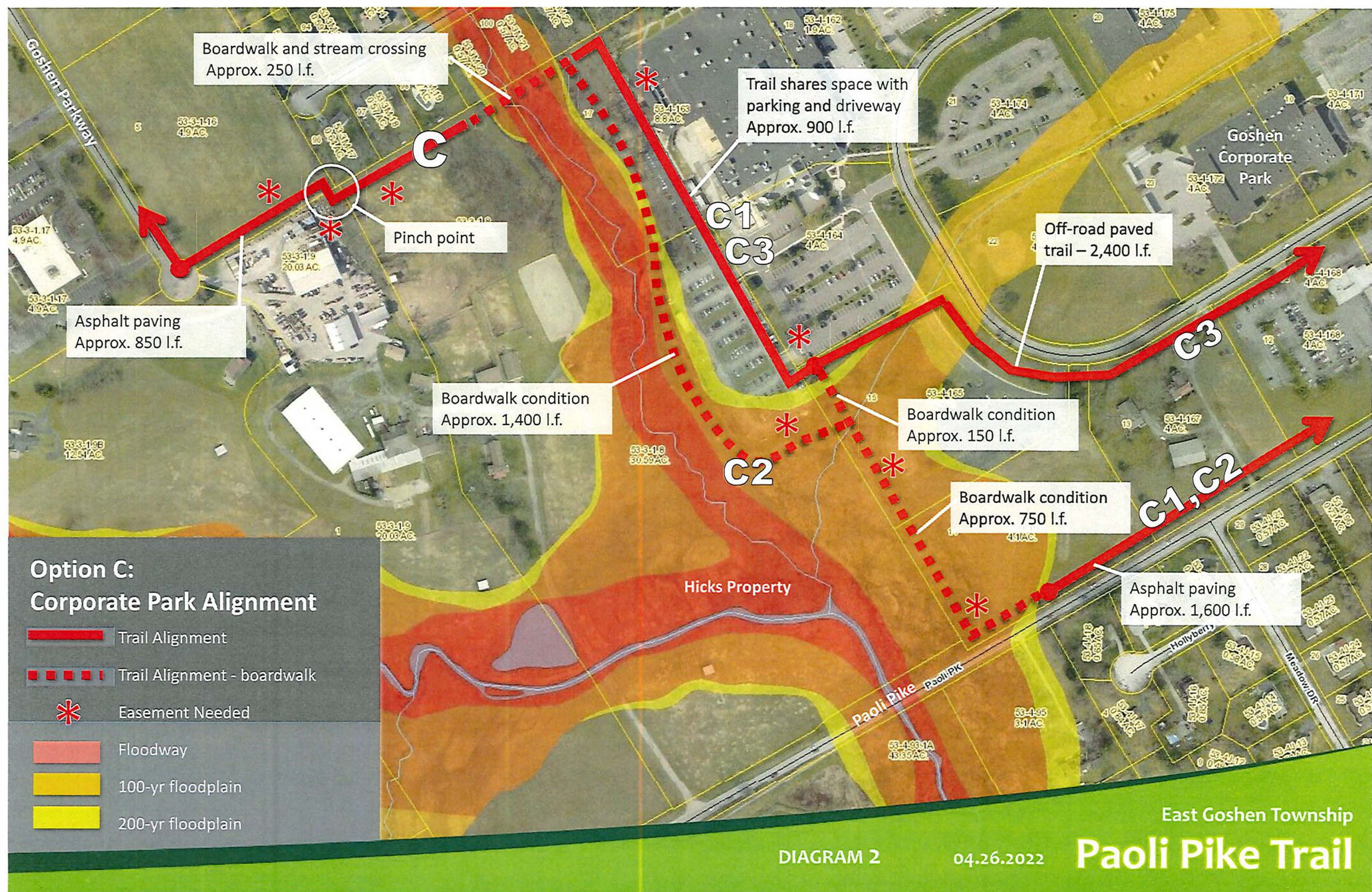


DIAGRAM 1

04.26.2022

East Goshen Township
Paoli Pike Trail



PAOLI PIKE TRAIL EAST GOSHEN TOWNSHIP, PA Opinion of Probable Construction Cost			April 26, 2022		OPTION C1		OPTION C2		OPTION C3	
Item	Unit Cost	Unit	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
Pavement markings over existing asphalt paving	\$ 15	LF	900	\$ 13,500	-	\$ -	900	\$ 13,500	-	\$ -
New Trail: Asphalt paved at grade	\$ 130	LF	2,550	\$ 331,500	2,550	\$ 331,500	3,350	\$ 435,500	-	\$ -
New Trail: boardwalk condition	\$ 1,000	LF	1,150	\$ 1,150,000	1,700	\$ 1,700,000	250	\$ 250,000	-	\$ -
New Trail: at-grade/wet area condition	\$ 250	LF	-	\$ -	700	\$ 175,000	-	\$ -	-	\$ -
Earthwork/Grading	\$ 5,000	LS	4	\$ 20,000	8	\$ 40,000	2	\$ 10,000	-	\$ -
Landscaping	\$ 5,000	LS	3	\$ 15,000	2	\$ 10,000	1	\$ 5,000	-	\$ -
Clearing (additional)	\$ 5,000	LS	-	\$ -	2	\$ 10,000	-	\$ -	-	\$ -
ADA Ramps	\$ 6,500	EA	2	\$ 13,000	2	\$ 13,000	6	\$ 39,000	-	\$ -
Post/rail fence	\$ 25	LF	1,200	\$ 30,000	1,500	\$ 37,500	700	\$ 17,500	-	\$ -
Signage (specialty)	\$ 3,000	LS	1	\$ 3,000	1	\$ 3,000	1	\$ 3,000	-	\$ -
Stormwater Management	\$ 25,000	LS	1	\$ 25,000	1	\$ 25,000	2	\$ 50,000	-	\$ -
Wetland Mitigation	\$ 25,000	LS	1	\$ 25,000	3	\$ 75,000	-	\$ -	-	\$ -
Trail Head Amenities	\$ 5,000	EA	1	\$ 5,000	1	\$ 5,000	1	\$ 5,000	-	\$ -
Mobilization	\$ 50,000	LS	1	\$ 50,000	1	\$ 50,000	1	\$ 50,000	-	\$ -
Subtotal				\$ 1,667,500		\$ 2,475,000		\$ 862,500		
Contingency 20%				\$ 333,500		\$ 495,000		\$ 172,500		
General Conditions 10%				\$ 166,750		\$ 247,500		\$ 86,250		
Subtotal Construction				\$ 2,167,750		\$ 3,217,500		\$ 1,121,250		
Soft Costs (20%)				\$ 433,550		\$ 643,500		\$ 224,250		
Construction Admin (5%)				\$ 108,388		\$ 160,875		\$ 56,063		
TOTAL PER SEGMENT				\$ 2,709,688		\$ 4,021,875		\$ 1,401,563		



SEGMENT 1		SEGMENT 2		SEGMENT 3		SEGMENT 4		SEGMENT 5	
Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
-	\$ -	-	\$ -	900	\$ 13,500	-	\$ -	-	\$ -
2,400	\$ 312,000	1,600	\$ 208,000	150	\$ 19,500	-	\$ -	850	\$ 110,500
-	\$ -	750	\$ 750,000	-	\$ -	850	\$ 850,000	250	\$ 250,000
-	\$ -	-	\$ -	-	\$ -	600	\$ 150,000	-	\$ -
1	\$ 5,000	2	\$ 10,000	1	\$ 5,000	4	\$ 20,000	2	\$ 10,000
1	\$ 5,000	1	\$ 5,000	-	\$ -	2	\$ 10,000	2	\$ 10,000
-	\$ -	-	\$ -	-	\$ -	2	\$ 10,000	1	\$ 5,000
4	\$ 26,000	2	\$ 13,000	1	\$ 6,500	-	\$ -	1	\$ 6,500
-	\$ -	600	\$ 15,000	50	\$ 1,250	150	\$ 3,750	1,100	\$ 27,500
1	\$ 3,000	-	\$ -	-	\$ -	-	\$ -	-	\$ -
1	\$ 25,000	1	\$ 25,000	-	\$ -	1	\$ 25,000	1	\$ 25,000
-	\$ -	1	\$ 25,000	-	\$ -	2	\$ 50,000	1	\$ 25,000
1	\$ 5,000	-	\$ -	-	\$ -	1	\$ 5,000	1	\$ 5,000
-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
-	\$ 20,000	-	\$ 20,000	-	\$ 5,000	-	\$ 20,000	-	\$ 10,000
-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
-	\$ 401,000	-	\$ 1,071,000	-	\$ 37,250	-	\$ 1,143,750	-	\$ 484,500
-	\$ 80,200	-	\$ 214,200	-	\$ 7,450	-	\$ 228,750	-	\$ 96,900
-	\$ 40,100	-	\$ 107,100	-	\$ 3,725	-	\$ 114,375	-	\$ 48,450
-	\$ 521,300	-	\$ 1,392,300	-	\$ 48,425	-	\$ 1,486,875	-	\$ 629,850
-	\$ 104,260	**	\$ 160,000	-	\$ 9,685	-	\$ 297,375	-	\$ 125,970
-	\$ 26,065	-	\$ 69,615	-	\$ 2,421	-	\$ 74,344	-	\$ 31,493
-	\$ 651,625	-	\$ 1,621,915	-	\$ 60,531	-	\$ 1,858,594	-	\$ 787,313